



Thirlmere Close,
Thorneywood, Nottingham
NG3 2PX

£275,000 Freehold



MOVE STRAIGHT IN! **FULLY RENOVATED**

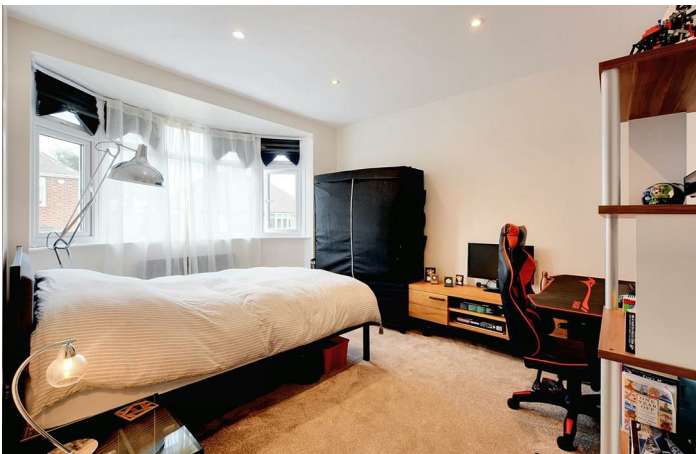
Robert Ellis Estate agents are delighted to offer to the market this THREE BEDROOM SEMI-DETACHED home situated in Thorneywood, Nottingham.

The property is a stone's throw away from Mapperley Top accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, approximately a 20 minute walk from Nottingham City centre and a short drive from surrounding villages/towns.

This home briefly comprises of; entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms and a family bathroom. The property also benefits from from having new carpets, new plumbing and heating system and a full rewire.

Eternally the property has a driveway for two cars and a good size rear garden.

An early viewing on this home is highly recommended to appreciate the accommodation on offer.



Entrance Hallway

Wooden effect entrance door to the front elevation. Double glazed frosted window to the side elevation. Laminate flooring. Wall mounted radiator. Staircase to the First Floor Landing. Internal doors leading into the Lounge, Kitchen Diner and Ground Floor WC

Lounge

12'10" x 11'7" approx (3.93 x 3.54 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling

Kitchen Diner

19'0" x 12'11" approx (5.81 x 3.96 approx)

Double glazed French doors to the rear elevation. Double glazed window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Range of matching wall and base units incorporating worksurfaces over. Sink with dual heat tap above. Integrated Bosch electric oven. Bosch induction hob with extractor unit above. Space and plumbing for freestanding dishwasher. Space and plumbing for automatic washing machine. Space and point for a fridge freezer

Ground Floor WC

Double glazed window to the side elevation. Laminate flooring. Heated towel rail. Hand wash basin with dual heat tap. WC

First Floor Landing

Double glazed opaque window to the side elevation. Carpeted flooring. Loft access hatch with ladder. Internal doors leading into Bedroom 1, 2, 3, Utility Room and Family Bathroom

Bedroom 1

12'11" x 11'7" approx (3.96 x 3.55 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling

Bedroom 2

13'1" x 11'3" approx (4.01 x 3.45 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling

Bedroom 3

6'2" x 8'11" approx (1.90 x 2.73 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in over the stairs storage cupboard

Utility Room

2'8" x 4'1" (0.82 x 1.27)

Double glazed window to the side elevation

Family Bathroom

7'5" x 6'3" approx (2.28 x 1.93 approx)

Double glazed window to the side elevation. Laminate flooring. Tilled splashbacks. Wall mounted towel radiator. White 3 piece suite comprising of a bath with dual heat tap and mains fed shower above, vanity hand wash basin with dual heat tap and WC

Front of Property

To the front of the property there is a driveway providing off the road parking for 2-3 cars

Rear of Property

To the rear of the property there is an enclosed rear garden which is mostly laid to lawn, patio area, shrubbery planted to the borders, space for shed and surrounded by fencing and hedges. Secure gated access to the side of property

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

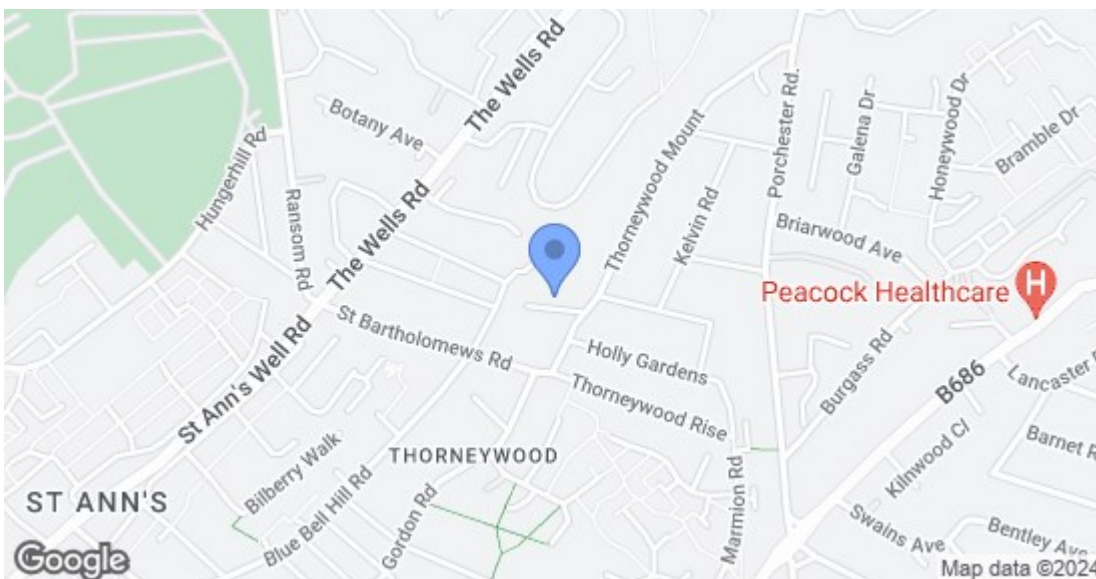
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.